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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: APRIL 14, 2005**

**SUBJECT: TIME EXTENSIONS FOR TRACT MAPS**

## SUMMARY

The attached time extension requests have been reviewed by staff. They comply with Section 21.06.010 of the Real Property Division Ordinance, and remain in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract maps are not yet ready to record. Additional time is necessary to comply with the conditions of approval.

## RECOMMENDATION

Staff recommends your Commission approve the time extensions.

## DISCUSSION

The following time extensions are recommended for approval:

- A. TRACT 2312 (S980065U) Request from HOWARD MAGER/KING VENTURES for a 4th time extension** for vesting tentative tract map 2312, a request to subdivide the 10.75 acre site into 12 parcels, ranging in size from 6,000 square feet to 5.60 acres each. The project is located in the Commercial Retail/Central Business District land use category. The site is located west of South Frontage Road between Hill Street and Grande Avenue in the community of Nipomo in the South County Planning Area. Supervisorial District 4.

The tentative map was to expire on January 27, 2005. On January 4, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **4th one-year time extension** be granted to January 27, 2006, subject to the Resolution of the Planning Commission adopted January 27, 2000.



**EXHIBIT**

## LAND USE CATEGORY MAP

U.S. Hwy 101

East

West

Park

Three Drive-In Lots for only

Fencing around south side of lot

Main Block, 8' Gravel Pad

Main Block, 8' Gravel Pad

SHEET 1:0.0

SHEET 2:0.0

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